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Davidson County DEEDWARR
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Fees:28.00 Taxes:177.60
20031229-0183393

SPECIAL WARRANTY DEED

FROM: ERIC L. SOX and MISSI SOX,
Grantor

TO: JOHN N. HENDERSON,
Grantee

This instrument was prepared by:
Hannah K. V. Cassidy, Esq.
Stites & Harbison PLLC
424 Church Street, Suite 1900
Nashville, Tennessee 37219

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the payment of Real Property Taxes	Map-Parcel Numbers
John N. Henderson 153 Stoners Glen Drive Hermitage, TN 37076	Same	82-16-413

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Forty-Eight Thousand and no/100 Dollars ($48,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 23rd day of December, 2003.

Notary Public

My Commission Expires: 9-24-05

JAMIE M. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

FOR AND IN CONSIDERATION OF the sum of Forty-Eight Thousand and No/100 Dollars ($48,000.00), the receipt and sufficiency of which are hereby acknowledged, ERIC L. SOX and MISSI SOX, individuals (collectively, "Grantor"), has bargained and sold, and by these presents does transfer and convey unto JOHN N. HENDERSON, an individual ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 520 South 10th Street, Nashville, Davidson County, Tennessee 37206.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

MISSI SOX joins in this conveyance for the sole purpose of conveying any interest she may have in the subject property, particularly any marital interest.

Witness our hands this 24th day of December, 2003.

E. L. Sox

ERIC L. SOX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Henry E. McKinnon, a Notary Public of said County and State, ERIC L. SOX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, TN, this 24th day of December, 2003.

Henry E. McKinnon

Notary Public

My Commission Expires: July 30, 2005

I, MISSI SOX, do hereby acknowledge that the Property is not now and never has used by me as a residence and I hereby relinquish any and all rights that I may have in the Property.

Witness my hand this 24 day of December, 2003.

Missi Sox
MISSI SOX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Henry E. McKinnon, a Notary Public of said County and State, MISSI SOX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, TN, this 24 December, 2003.

Henry E. McK
Notary Public

My Commission Expires: July 30, 2005

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Shelby Hills, of record in Plat Book 3600, page(s) 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being that same property conveyed to ERIC L. SOX, by deed of record as Instrument No. 20031209-0176297, said Register's Office.

EXHIBIT B

Encumbrances

1. Facts which would be disclosed by a comprehensive survey of the premises described herein.

2. Rights and claims of John Smith, the sole tenant and party in possession.

3. General or special taxes and assessments required to be paid in the year 2004 and subsequent years.

4. Matters shown on the Plat of record in Book 3600, page(s) 17, said Register's Office.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 3369, page 23, and Book 3644, page 591, said Register's Office.